

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 1, 2005

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Richard Truesdell, Chairman
Byron Goynes, Vice-Chairman
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **October 6, 2005 and October 20, 2005** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-9764 - TENTATIVE MAP - SMOKE RANCH/DECATUR - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPEL FAMILY TRUST** - Request for a Tentative Map FOR A 50 LOT SINGLE FAMILY SUBDIVISION on 5.33 acres located approximately 168 feet south of the southeast corner of Decatur Boulevard and Smoke Ranch Road (139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 dwelling units per acre), Ward 5 (Weekly).
2. **TMP-9880 - TENTATIVE MAP - EVOLUTION LOFTS - APPLICANT/OWNER: CHARLESTON-3RD LLC** - Request for a Tentative Map FOR A 160-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
3. **TMP-9899 - TENTATIVE MAP - RAINBOW RANCHO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GRB SGG LLC** - Request for a Tentative Map FOR AN 84-UNIT SINGLE FAMILY DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial Zone) [PROPOSED R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Ross).
4. **TMP-9910 - TENTATIVE MAP - CENTENNIAL HILLS CENTER - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 23.5 acres adjacent to the northwest corner of Durango Drive and Grand Montecito Parkway (APNS: 125-29-502-010, 125-29-601-002, 020, 125-29-601-018, AND 125-29-510-011), T-C (Town Center) Zone, Ward 6 (Ross).

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PUBLIC HEARING ITEMS:

5. ABEYANCE - GPA-8892 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: GC (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
6. ABEYANCE - ZON-8893 - REZONING RELATED TO GPA-8892 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
7. ABEYANCE - SUP-8895 - SPECIAL USE PERMIT RELATED TO GPA-8892 AND ZON-8893 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A 950 FOOT BUILDING IN THE AIRPORT OVERLAY ZONE adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
8. ABEYANCE - SUP-8897 - SPECIAL USE PERMIT RELATED TO GPA-8892, ZON-8893 AND SUP-8895- PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at the southeast corner of Charleston Boulevard and Western Avenue, (APN 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

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9. **ABEYANCE - SDR-8894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8892, ZON-8893, AND SUP-8895 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
10. **ABEYANCE - VAC-8898 - VACATION RELATED TO GPA-8892, ZON-8893, SUP-8895, SUP-8897 AND SDR-8894 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Petition to Vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street, Ward 1 (Tarkanian).
11. **ABEYANCE - ZON-9093 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003), Ward 6 (Ross).
12. **ABEYANCE - SDR-9095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9093 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
13. **ABEYANCE - SUP-9616 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAGHID B. KOSA** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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14. **RESCIND PREVIOUS APPROVAL VAR-9270 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD LUKE ARCHITECT - OWNER: RICHARD HUNTER** - Rescind previous approval by the Planning Commission of a request for a Variance TO ALLOW A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED PORTE COCHERE on 1.23 acres at 9401 Kings Gate Court (APN 138-31-710-006), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Wolfson).
15. **VAR-9270 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHARD LUKE ARCHITECT - OWNER: RICHARD HUNTER** - Request for a Variance TO ALLOW A SEVEN FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED PORTE COCHERE on 1.23 acres at 9401 Kings Gate Court (APN 138-31-710-006), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Wolfson).
16. **ABEYANCE - GPA-9129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC.** - Request to amend a portion of the Las Vegas Redevelopment Plan for the Downtown Las Vegas Redevelopment Area FROM: C (COMMERCIAL) TO: MXU (MIXED-USE) on 1.39 acres adjacent to the east side of Main Street, approximately 340 feet north of Bonanza Road (APN 139-27-707-006 and 007), Ward 5 (Weekly).
17. **ZON-9131 - REZONING RELATED TO GPA-9129 - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC.** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL DISTRICT) TO: C-1 (LIMITED COMMERCIAL) on 1.40 acres at 714, 718 and 722 Main Street; and 711 and 719 North First Street, (APNs 139-27-707-006, 007; 139-27-712-053 and 054), Ward 5 (Weekly).
18. **SUP-9135 - SPECIAL USE PERMIT RELATED TO GPA-9129 AND ZON-9131 - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC.** - Request for a Special Use Permit FOR A PROPOSED EIGHT-STORY, 99 FOOT MIXED-USE DEVELOPMENT at 714, 718 and 722 Main Street; and 711 and 719 North First Street, (APN 139-27-707-006, 007; 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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19. **SDR-9136 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9129, ZON-9131, AND SUP-9135 - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE; AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 70% LOT COVERAGE WHERE 50% IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718 and 722 Main Street; and 711 and 719 North First Street (APN 139-27-707-006, 007; 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

20. **ABEYANCE - GPA-9146 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend section 3.4.3(B) of the Centennial Hills Sector Plan TO ALLOW FOUR-STORY BUILDINGS WITHIN THE SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation] SUBJECT TO CERTAIN CONDITIONS, Ward 6 (Ross).

21. **MOD-9918 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES** - Request for a Major Modification of section A3D of the Town Center Development Standards Manual TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED UNDER CERTAIN CONDITIONS in the T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation], Ward 6 (Ross).

22. **ZON-9908 - REZONING - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES - OWNER: SHIRON CORPORATION** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: [T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 20.12 acres adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 through 008 and 125-22-405-002), Ward 6 (Ross).

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23. **SUP-9921 - SPECIAL USE PERMIT RELATED TO ZON-9908 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION AND BUFFALO ALTA ASSOCIATES** - Request for a Special Use Permit FOR A FOUR STORY MIXED USE DEVELOPMENT adjacent to the northwest corner of Monte Cristo Way and Centennial Parkway (APNs 125-22-406-001, 125-22-404-003, 125-22-407-001 thru 008 and 125-22-405-002), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
24. **WVR-10082 – WAIVER RELATED TO ZON-9908 AND SUP-9921 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Request for a Waiver of Title 18.12.130 TO ALLOW A 230 FOOT LENGTH FOR PRIVATE STREETS WHERE 150 FEET ARE REQUIRED; Title 18.12.105 TO ALLOW A 18 FOOT PRIVATE DRIVE WHERE 24 FEET IS REQUIRED; Title 18.12.100 TO ALLOW A 24 FOOT PRIVATE STREET WHERE 37 FEET IS REQUIRED AND Title 18.12.160 TO ALLOW A 180 FOOT OFFSET WHERE 220 FEET IS REQUIRED on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard, (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
25. **SDR-9913 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9908, SUP-9921 AND WVR-10082 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 725 CONDOMINIUM; 65 TOWNHOME RESIDENTIAL DEVELOPMENT WITH 35,700 SQUARE FEET OF COMMERCIAL FLOOR AREA; 58,000 SQUARE FEET OF OFFICE FLOOR AREA; AND 15,000 SQUARE FEET OF RESTAURANT FLOOR AREA; AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS FOR BUILDING PLACEMENT AND PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 35.70 acres on the north side of Centennial Hills Parkway between Tenaya Way and John Herbert Boulevard (APNs 125-22-404-003, 125-22-405-002, 125-22-406-001, and 125-22-407-001 through 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).

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26. VAC-9922 - VACATION RELATED TO ZON-9908, SUP-9921, WVR-10082 AND SDR-9913- PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Petition to Vacate a portion of the north half of Centennial Parkway extending west approximately 1605 feet and a portion of the east half a John Herbert Boulevard north of the Centennial Parkway alignment, Ward 6 (Ross).
27. VAC-9923 - VACATION TO ZON-9908, SUP-9921, WVR-10082, SDR-9913 AND VAR-9922 - PUBLIC HEARING - APPLICANT: SHIRON CORPORATION - OWNER: SHIRON CORPORATION/BUFFALO ALTA ASSOCIATION - Petition to Vacate a portion of a 60 foot public right of way generally located on Darling Road between John Herbert Boulevard and Tioga Way, Ward 6 (Ross).
28. MOD-10024 - MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Major Modification to the Lone Mountain Master Plan to add Financial Institution, Specified to section 2.4 as a permitted use in VC (Village Commercial) by means of a Special Use Permit.
29. SUP-9759 - SPECIAL USE PERMIT RELATED TO MOD-10024 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: SITE FOUR, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM EXISTING RESIDENTIAL DEVELOPMENTS at 3390 Novat Street (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
30. ZON-9871 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PHYLLIS M. FRIAS MANAGEMENT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION] on 1.31 acres on the east side of Kevin Way, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), Ward 6 (Ross).

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31. SDR-9872 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9871 - PUBLIC HEARING - APPLICANT/OWNER: Phyllis M. FRIAS MANAGEMENT TRUST - Request for a Site Development Plan Review FOR A PROPOSED 10,191 SQUARE FOOT RETAIL DEVELOPMENT AND WAIVERS OF THE PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 1.31 acres on the east side of Kevin Way, approximately 286 feet north of Centennial Parkway (APN 125-20-402-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
32. ZON-9892 – REZONING - PUBLIC HEARING - APPLICANT/OWNER: DAYCARE PARTNERS #1 LLC - Request for Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard (APN 140-29-510-020 and 022), Ward 3 (Reese).
33. VAR-10104 - VARIANCE RELATED TO ZON-9892 - PUBLIC HEARING - APPLICANT/OWNER: DAYCARE PARTNERS #1, LLC - Request for a VARIANCE TO ALLOW A 10 FOOT SETBACK FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 60 FOOT MINIMUM SETBACK FOR A PROPOSED 9,790 COMMERCIAL BUILDING on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard [proposed C-1 (Limited Commercial) Zone](APN 140-29-510-020 and 022), Ward 3 (Reese).
34. SDR-9893 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9892 AND VAR-101014 - PUBLIC HEARING - APPLICANT/OWNER: DAYCARE PARTNERS #1 LLC - Request for a Site Development Plan Review FOR A 9,790 SQUARE FOOT COMMERCIAL BUILDING; A WAIVER TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A WAIVER TO ALLOW A 12 FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED; AND A WAIVER TO ALLOW A REAR LANDSCAPE BUFFER OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard (APN 140-29-510-020 and 022), [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
35. ZON-9895 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANTONIO SOSA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: N-S (NEIGHBORHOOD SERVICE) on 0.55 acres at 1499 Lamb Boulevard (APN 140-29-101-006), Ward 3 (Reese).

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36. **SDR-9894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9895 - PUBLIC HEARING - APPLICANT/OWNER: ANTONIO SOSA** - Request for a Site Development Plan Review FOR A 1,929 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER TO ALLOW A TRASH ENCLOSURE EIGHT FEET FROM A RESIDENTIAL PROPERTY LINE WHERE 50 FEET IS THE MINIMUM DISTANCE REQUIRED at 1499 Lamb Boulevard (APN 140-29-101-006), R-E (Residence Estates) [PROPOSED: N-S (Neighborhood Service)], Ward 3 (Reese).
37. **ZON-9900 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ROME 24, LLC** - Request for a Rezoning FROM U (UNDEVELOPED) ZONE [R (RURAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) TO: RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs 125-22-411-001 through 024), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross).
38. **VAR-9178 - VARIANCE RELATED TO ZON-9900 - PUBLIC HEARING - APPLICANT/OWNER: ROME 24, LLC** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 17,250 SQUARE FEET IS REQUIRED on 10 ACRES adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs 125-22-411-001 through 024), U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential-Restricted) Zone [Proposed: R-PD2 (Residential Planned Development - 2 units per acre)], Ward 6 (Ross).
39. **SDR-9179 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9900 AND VAR-9179 - PUBLIC HEARING - APPLICANT/OWNER: ROME 24, LLC** - Request for a Site Development Plan Review for a PROPOSED 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs 125-22-411-001 through 024), U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-D (Single Family Residential-Restricted) Zone [Proposed: R-PD2 (Residential Planned Development - 2 units per acre)], Ward 6 (Ross).
40. **ZON-9926 - REZONING - PUBLIC HEARING - APPLICANT: BONAR DEVELOPMENT GROUP - OWNER: BEASTAR, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.93 acres on the northwest corner of Horse Drive and Coke Street (APNs 125-09-702-001 and 002), Ward 6 (Ross).

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41. **SDR-9927 - SITE PLAN REVIEW RELATED TO ZON-9926 - PUBLIC HEARING - APPLICANT: BONAR DEVELOPMENT GROUP - OWNER: BEASTAR, LLC** - Request for a Site Plan Review for AN EIGHT LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.93 acres on the northwest corner of Horse Drive and Coke Street (APNs 125-09-702-001 and 002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Ross).
42. **VAR-9789 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: SOUTHWESTCO WIRELESS, L.P.** - Request for a Variance TO ALLOW AN 86 FOOT SETBACK FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 240 FOOT MINIMUM SETBACK FOR A PROPOSED 20 FOOT EXTENSION TO AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 840 North Decatur Boulevard (APN 139-30-301-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
43. **SUP-9785 - SPECIAL USE PERMIT RELATED TO VAR-9789 - PUBLIC HEARING - APPLICANT CINGULAR WIRELESS - OWNER: SOUTHWESTCO WIRELESS, L.P.** - Request for a Special Use Permit FOR A PROPOSED 20 FOOT EXTENSION TO AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 840 North Decatur Boulevard (APN 139-30-301-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
44. **VAR-9832 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES E. KELLY** - Request for a VARIANCE TO ALLOW THREE PARKING SPACES WHERE NINE SPACES ARE REQUIRED FOR A PROPOSED 973 SQUARE FOOT ADDITION TO AN EXISTING OFFICE DEVELOPMENT ON 0.16 acres at 706 South 8th Street (APN 139-34-810-031), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
45. **VAR-9833 - VARIANCE RELATED TO VAR-9832 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES E. KELLY** - Request for a VARIANCE TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE A FIVE FOOT SETBACK IS REQUIRED FOR A PROPOSED 973 SQUARE FOOT ADDITION TO AN EXISTING OFFICE DEVELOPMENT ON 0.16 acres at 706 South 8th Street (APN 139-34-810-031), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

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46. **SDR-9831 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-9832 AND VAR-9833 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES E. KELLY** - Request for a SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 973 SQUARE FOOT ADDITION TO AN EXISTING OFFICE DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS ON 0.16 acres at 706 South 8th Street (APN 139-34-810-031), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
47. **VAR-9834 - VARIANCE - PUBLIC HEARING - APPLICANT: GUGGENHEIM CAPITAL, LLC - OWNER: EQUILON ENTERPRISES, LLC** - Request for a Variance TO ALLOW 21 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 0.49 acres at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
48. **SDR-9284 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-9834 - PUBLIC HEARING - APPLICANT: GUGGENHEIM CAPITAL, LLC - OWNER: EQUILON ENTERPRISES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,956 SQUARE FOOT COMMERCIAL BUILDING AND FOR A WAIVER OF THE BUILDING PLACEMENT STANDARD on 0.49 acres at 2233 Paradise Road (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
49. **VAR-9916 - VARIANCE - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: TIARA SUMMIT, LLC** - Request for a VARIANCE TO ALLOW 16,894 SQUARE FEET OF OPEN SPACE WHERE 19,140 SQUARE FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN APPROVED 58 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN 138-07-412-001 through 058), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
50. **SDR-9915 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-9916 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: TIARA SUMMIT, LLC** - Request for a Site Development Plan Review FOR MAJOR AMENDMENT TO AN APPROVED 58 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN 138-07-412-001 through 058), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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51. **VAR-9882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MCCARDELL FAMILY TRUST** - Request for a Variance TO ALLOW A 44 FOOT FRONT YARD SETBACK FOR A PROPOSED GARAGE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 0.47 acres at 504 Kenny Way (APN 139-32-310-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
52. **VAR-9906 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP** - Request for a Variance TO ALLOW PROPOSED WALLS WITH A VISIBLE HEIGHT OF NINE FEET FOUR INCHES WHERE SEVEN FEET IS THE MAXIMUM ALLOWED on 28.42 acres located on Egan Crest Way approximately 670 feet south of Farm Road (APN 126-13-710-002), PD (Planned Development) Zone, Ward 6 (Ross).
53. **VAR-9907 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP** - Request for a Variance TO ALLOW A PROPOSED WALL WITH A VISIBLE HEIGHT OF 11 FEET FOUR INCHES WITH A FOUR FOOT TERRACE WALL WHERE A MAXIMUM VISIBLE HEIGHT OF SEVEN FEET WITH A FIVE FOOT TERRACE WALL IS ALLOWED on 37.02 acres on Shaumber Road approximately 1300 feet south of Farm Road (APN 126-13-410-001), PD (Planned Development) Zone, Ward 6 (Ross).
54. **SUP-9828 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOVASOURCE - OWNER: ALBERTSONS, INC** - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR and A WAIVER TO ALLOW SERVICE BAY DOORS TO FACE THE PUBLIC RIGHT-OF-WAY on 1.97 acres located on the northwest corner of Grand Teton Drive and Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).
55. **SDR-9827 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9828 - PUBLIC HEARING - APPLICANT: NOVASOURCE - OWNER: ALBERTSONS, INC** - Request for a Site Development Plan Review FOR A PROPOSED 7,200 SQUARE FEET RETAIL BUILDING, A 4,000 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH AND A 1,991 SQUARE FOOT AUTO REPAIR GARAGE, MINOR; AND WAIVERS TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED on 1.97 acres located on the northwest corner of Grand Teton Drive and Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).

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56. SUP-9886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON/CASINO CENTER, LLC - Request for a Special Use Permit FOR A MIXED USE DEVELOPMENT at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
57. SUP-9887 - SPECIAL USE PERMIT RELATED TO SUP-9886 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON/CASINO CENTER, LLC - Request for a Special Use Permit FOR A 540 FOOT TALL BUILDING IN THE AIRPORT OVERLAY ZONE at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
58. SDR-9888 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9886 AND SUP-9887 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON/CASINO CENTER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 540 FOOT TALL, 47 STORY MIXED USE DEVELOPMENT WITH 280 RESIDENTIAL UNITS AND 5,540 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF UPPER FLOOR STEP BACK REQUIREMENTS, THE BUILDING PLACEMENT REQUIREMENT, AND THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
59. SUP-9914 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL - Request for a Special Use Permit FOR A MIXED USE DEVELOPMENT at 1232-1238 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
60. SDR-9912 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9914 - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND PISTOL - Request for a Site Development Plan Review FOR A 650 FOOT TALL MIXED USE DEVELOPMENT WITH 900 RESIDENTIAL UNITS AND 8,580 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE UPPER FLOOR STEP BACK REQUIREMENT at 1232-1238 South Las Vegas Boulevard (APN 162-03-112-012), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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61. **SUP-9847 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOSTNER FINANCE LLC - OWNER: REDROCK PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN A PROPOSED SHOPPING CENTER; A WAIVER OF THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM TWO EXISTING FINANCIAL INSTITUTION, SPECIFIED USES on 3.80 acres adjacent to the south side of Charleston Boulevard, approximately 500 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
62. **SUP-9688 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANNY CHEN - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT; AND A WAIVER OF THE HOURS OF OPERATION TO ALLOW 24 HOUR OPERATION WHERE 8:00 AM TO 9:00 PM ARE THE HOURS ALLOWED; AND A WAIVER FROM THE 400 FOOT MINIMUM RESIDENTIAL DISTANCE SEPARATION REQUIREMENT at 570 South Decatur Boulevard (APN 138-36-701-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
63. **SUP-9839 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROLAND LEVI - OWNER: RAMPART PHD, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A PROPOSED RESTAURANT located at 2110 North Rampart, Suite 110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Brown).
64. **SUP-9859 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARK SCHEINER** - Request for a Special Use Permit FOR A GUEST HOUSE/CASITA; AND WAIVERS TO ALLOW A FOUR FOOT THREE INCH SEPARATION FROM THE PRINCIPAL DWELLING WHERE 10 FEET IS REQUIRED AND TO ALLOW A THREE FOOT FOUR INCH SIDE YARD SETBACK WHERE FIVE FEET IS MINIMUM REQUIRED at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates), Ward 1 (Tarkanian).
65. **SUP-9863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HERMAN THROWER - OWNER: CONSTRUCTION GROUP, INC.** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 2187 North Decatur Boulevard (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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66. SUP-9883 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SITHIPONG CHANSTAPORNKUL - OWNER: RAINBOW EXPRESSWAY CENTER, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN AN EXISTING RESTAURANT at 240 South Rainbow Boulevard (APN 138-34-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
67. SUP-9992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHINA KING RESTAURANT - OWNER: PAN PACIFIC RETAIL PROPERTIES - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN IN AN EXISTING RESTAURANT AND A WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RELIGIOUS FACILITY at 3175 Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial), Ward 6 (Ross).
68. SDR-9464 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SEDANO, INC. - Request for a Site Development Plan Review FOR A PROPOSED 30,000 SQUARE FOOT RECREATION HALL AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENT on 2.65 acres at 2500, 2626, 2627 and 2701 Russell Avenue and 2524 and 2528 Fremont Street (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, and 025), C-2 (General Commercial) Zone, Ward 3 (Reese).
69. VAC-9740 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SEDANO, INC. - Petition to Vacate a public right of way between Euclid Avenue and Olive Street, Ward 3 (Reese).
70. SDR-9825 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREENSTREET PROPERTIES, LLC - OWNER: RITTER CHARITABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 18,000 SQUARE FOOT RETAIL BUILDING on 1.92 acres adjacent to the northwest corner of Centennial Parkway and El Capitan (APN 125-20-402-008), T-C (Town Center), Ward 6 (Ross).
71. SDR-9864 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ROGER ANDERSON - OWNER: REDROCK PLAZA, LLC - Request for a Major Amendment to a Site Development Plan Review FOR A PROPOSED 4,500 SQUARE-FOOT RETAIL BUILDING on 3.8 acres south of Charleston Boulevard, approximately 260 feet east of Wilshire Street (APN 163-01-502-005, 006, 007, and 008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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72. **VAR-9903 – VARIANCE - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Variance TO ALLOW RETAINING WALLS WITH A MAXIMUM HEIGHT OF EIGHT FEET WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation)] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

NON-PUBLIC HEARING ITEMS:

73. **TMP-9901 - TENTATIVE MAP - ALEXANDER/215 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Tentative Map FOR A 371 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation)] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

DIRECTOR'S BUSINESS:

74. **ABEYANCE - DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to revise and amend the Las Vegas Downtown Centennial Plan.
75. **ABEYANCE - TXT-9890 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.10, "Parking, Loading and Traffic Standards," to revise the list of permitted uses and associated parking requirements.
76. **DIR-10337 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to approve the 2006 Planning Commission Dates.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.